



PARKS AND RECREATION COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 19, 2014

ITEM NUMBER:

SUBJECT: FAIRVIEW PARK ANNUAL REPORT

DATE: NOVEMBER 5, 2014

FROM: PUBLIC SERVICES DEPARTMENT

PRESENTATION BY: BALTAZAR MEJIA, PARKS PROJECT MANAGER, (714) 754-5291

FOR FURTHER INFORMATION CONTACT: BALTAZAR MEJIA, PARKS PROJECT MANAGER,
(714) 754-5291

RECOMMENDATION

Approve the Fairview Park Master Plan goals for 2015.

BACKGROUND

At the October 19, 1998 meeting the City Council adopted Council Policy 500-11 (Attachment 1), which provides direction for the implementation of the Fairview Park Master Plan. The Fairview Park Master Plan was updated on July 17, 2000, revised on January 9, 2003 and updated in November 2008 (Attachment 2).

Item "D" of the policy requires the Department of Public Services to submit an annual report to the Parks and Recreation Commission in December of each year discussing any progress that has been made on the implementation of the Master Plan, and to describe the efforts and plans for the following year. Since the Parks and Recreation Commission does not meet in December (due to Council action), staff is bringing this item forward in November of each year.

ANALYSIS & DISCUSSION

The following is a brief discussion of the progress made this past year on the implementation of the Master Plan in 2014 and staff goals for 2015:

1. 2014 Accomplishments

A) Wetlands and Riparian Habitat Project

The City Council, on September 6, 2005, awarded a contract to Moffat and Nichol Consultants for the design of a water delivery system to treat dry weather flows and for the creation of approximately 35 acres of wetlands and riparian habitat along the Placentia Drain connecting to the Fairview Channel.

The project has been designed in three phases and construction of Phase I was completed in 2009. After the contractor maintained and established the plantings for one year, the City took ownership of the site in September of 2010. Phase I included the planting and establishment of 17 acres of riparian habitat, grading, and excavation. The project was funded with \$1,409,900 from United States Army Corps of Engineers (USACE) and the City's Habitat Conservation Fund Grant and match of \$460,000.

Staff was successful in securing a \$2,000,000 grant from the OCTA M2 Freeway Mitigation Program, \$225,000 from the California Department of Parks and Recreation Habitat Conservation Fund (HCF), and \$350,000 from the Miocean Foundation for funding to complete Phase II of the project. OCRP Inc. has also donated an amount of approximately \$41,000 for the installation of irrigation for their southern tarplant mitigation project as outlined in Section E below. Phase II construction was completed in December 2012. Improvements included the completion of the wetland ponds, the planting of 23 acres of native habitat, nature trails, and a 12 ft. wide multipurpose trail.

City staff and a contracted biologist/habitat restoration firm successfully completed the second year of a five year native habitat restoration plan. Third year maintenance and monitoring plan started this month.

Phase III of the Wetlands and Riparian Habitat Project includes the construction of an outdoor interpretive area, wetlands overlook, trails, signage, and a picnic area. Staff continues to apply for grant funds to complete this phase.

B) Harbor Soaring Society (HSS)

For over thirty years, HSS has been using a portion of Fairview Park to fly radio-controlled aircrafts. In the mid 1980's, the southern portion of Fairview Park at the northern end of Canyon Drive was developed as a flying field. This area was designated as the launch/land site for silent flyers in the approved Fairview Park Master Plan

Staff and this Commission have completed a permit process for the flying of model aircrafts at Fairview Park. The permit process began in 2007 and has been very successful. In 2014, approximately 220 permits were issued for the flying of model aircrafts at Fairview Park.

C) Orange County Model Engineers (OCME)/Fairview Park East

Staff has worked with the OCME in an effort to plan and implement a number of capital improvement projects within the train yard and surrounding train facilities. A Master Plan of the OCME facility was prepared and approved by this Commission on January 26, 2005. The OCME Master Plan included near-term (to be completed within two years) projects as well as long-range projects to be completed within ten years. OCME provided over 35,000 train rides to the public over the past 12 month period.

D) Orange Coast River Park (OCRP)

Staff continues to attend Friends of Harbors Beaches and Parks/OCRP meetings. Meetings include neighboring cities and other involved parties, and discussion takes place on the implementation, uses, marketing, and management of the proposed 1000-acre Orange Coast River Park, which includes Fairview Park. The OCRP committee has incorporated and become OCRP, Inc. which will allow them to seek funding for the proposed park, and to manage the improvements. The cities of Newport Beach, Huntington Beach, Costa Mesa, and the County of Orange are involved in the process.

OCRP, Inc. and the City have entered into an agreement for the restoration of 1-acre of southern tarplant in Fairview Park. OCRP funded a portion of the irrigation system in the lower northern portion of the wetlands project and is responsible for the planting and maintenance of the restored native habitat. The habitat is in its second year of a five year native habitat restoration plan.

E) Multi-Purpose Trail and North Parking Lot

Staff and Kabara Engineering are in the design phase to replace the current asphalt trail with a colored concrete trail, construction of new entryway improvements, and the master planned parking lot north of the main entrance. The trail starts at three southerly entryways (Pacific Avenue, Canyon Drive and Placentia Avenue) that converge near the restroom and then runs north to Talbert Nature Preserve. This project is funded by a Bicycle Improvement Program Grant and City Funds. Trail construction is scheduled to begin in late 2015.

F) Vernal Pools

Staff has hired a biological firm, Glenn Lukos and Associates, to evaluate the existing vernal pools and to develop a work plan for the restoration, protection, and maintenance of these pools. The report will be submitted to the United States Fish and Wildlife Service (USFWS) for approval and implementation.

G) Parking Lot Lighting

The Parking Lot Lighting Project is currently in the design phase and is being processed concurrently with Project E above.

H) Canary Drive Stairs

Construction of a staircase at the end of Canary Drive leading into the northeast portion of Fairview Park is nearly completed. The stairs provide safe access for residents in the adjacent neighborhoods. The stairs were constructed to include a bike channel for bicyclists to provide them safe and convenient travel up and down the path.

I) Delineation Fencing

A consultant has been retained to assist in the preparation of the restoration, protection and maintenance plan for the vernal pools in Fairview Park. Once staff receives the approval of the restoration plan from USFWS for the vernal pool protection, delineation fencing will be installed around the existing vernal pools.

J) Fairview Park Citizens Advisory Committee

In April 2013, the Costa Mesa City Council voted to reconvene the Fairview Park Advisory Committee to look at several issues involving the park. During 2014 the committee evaluated three of the four quadrants of the Fairview Park Master Plan relative to community needs and will formulate Master Plan update recommendations to the Parks and Recreation Commission and City Council for the addition, reduction, elimination, or modification of park uses and master planned elements.

K) "Vandersloot" Garden restoration and maintenance

In the spring of 2014, a local Eagle Scout worked with staff, volunteers, and the non-profit organization Institute for Conservation Research and Education (ICRE) to restore a one-acre portion of the park commonly known as "Vandersloot Garden" with coastal bluff scrub. The native habitat site is located south of the bridge between the sidewalk and the canyon. The native habitat was originally restored in the late 1990's by Dr. Vandersloot, staff, and volunteers. A portion of the site had become degraded because of pedestrian traffic and drought conditions.

Staff repaired the irrigation system, and volunteers planted over 1,000 coastal sage scrub plants and casted native seeds. The site has been maintained by the Eagle Scout and volunteers throughout the year. The plan is to monitor and maintain the site throughout 2015 and shut down the irrigation once the native plants have been established.

L) Orange County Public Works Fairview Park Temporal Loss Mitigation Project

Staff worked with Orange County Public Works to treat and mitigate four acres of riparian habitat along the Placentia drain at the base of the Fairview Park bluffs. Orange County Public Works is required to perform this work because of native habitat loss during their Santa Ana River dredging project. The County of Orange must remove weeds such as Arundo and Tree Tobacco for a minimum of six years. Surveys of the work will be taken annually and reports filed with the regulatory agencies for acceptance.

2. 2015 Goals

Staff proposes the following goals for the coming year:

1. Mitigation Credits – Staff will continue to pursue restoration and development through negotiating mitigation opportunities with private/public partnerships.
2. Grants – Staff will continue to research and apply for grant opportunities, which support funding elements of the Fairview Park Master Plan.
3. Work with the City's contracted biologist and the USFWS to complete the report to delineate and protect the existing vernal pools, and install the fencing.
4. Complete construction of the multi-purpose trail project.
5. Complete the installation of landscaping for the Canary Drive Stairs Project.
6. Complete the construction documents for the lighting of parking lots.
7. Complete the third year of the Fairview Park Wetlands native habitat restoration plan.

FISCAL REVIEW

As of October 22, 2014, the remaining unencumbered appropriations in the Fairview Park Project accounts is \$2,070,000. For the upcoming year, staff proposes funding distributions be allocated as follows:

Project No.	Description	Amount
1	Multi-Purpose Trail and North Parking Lot	\$1,280,000
2	Parking Lot Lighting	\$650,000
3	Delineation Fencing	\$110,000
4	On-call biological/archaeological Services	\$7,000
5	Canary Drive Stairs	\$23,000
Total		\$2,070,000

LEGAL REVIEW

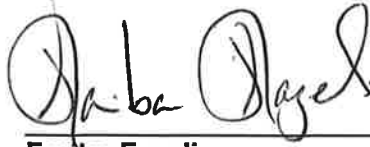
There is no legal review required with this item.

CONCLUSION

The implementation of the Fairview Park Master Plan continues as funding and/or resources become available. As required by City Council Policy 500-11, this report provides an update on the progress that has been made on the implementation of the Fairview Park Master Plan as well as sets goals for the year 2015.



Ernesto Munoz
Public Services Director



Fariba Fazeli
City Engineer



Baltazar Mejia
Parks Project Manager

Attachments: 1- Council Policy 500-11
2- Fairview Park Master Plan

cc: Contract Administrator

**CITY OF COSTA MESA, CALIFORNIA
COUNCIL POLICY**

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
IMPLEMENTATION PROCEDURES FOR THE FAIRVIEW PARK MASTER PLAN	500-11	7-17-2000 REV. 1/21/03	1 OF 4

BACKGROUND

The City Council approved the Fairview Park Master Plan in December 1997. In February 1998, City Council, recognizing the unique qualities of the park, directed staff to prepare a policy for implementing the Master Plan.

PURPOSE

The purpose of this policy is to establish a process for review and approval of the elements of the Fairview Park Master Plan, as well as any amendments to the Plan that may be proposed. It is the intent of this Policy to ensure both thorough and expeditious review of Fairview Park projects. For this reason, time limits have been included for staff and committee review.

PROCEDURE

The intent of the following procedure is to build upon the existing Municipal Code Sections which relate to processing for master plans but which are silent on how to implement a complicated and phased project such as Fairview Park. Costa Mesa Municipal Code (CMMC) Sections 13-28(f) and 13-29(f) describe the process for new master plans, minor amendments to master plans, and substantial amendments to master plans. In addition to these requirements, the following procedure shall be followed for implementation of and amendment to the Fairview Park Master Plan.

A. City Council Review

Due to the increased workload on staff, the Parks and Recreation Commission, the Planning Commission, and the City Council associated with the processing of Fairview Park Master Plan amendments, the City Council shall review all applications prior to staff initiating the review process.

All proposals shall initially be submitted to the Public Services Department. The Public Services Department shall submit the proposals to the City Council which shall review the applications for amendment of the Fairview Park Master Plan and direct staff to either proceed with processing the application or to return all materials to the applicant.

B. Lead Department

The Public Services Department is the lead department for processing phases, projects or plans. The Parks Project Manager and the Fairview Park Plan Administrator shall oversee and coordinate all activities related to implementation of the Fairview Park Master Plan and upon direction from the City Council shall process proposals as per the following procedure:

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C. Processing

1. All Projects

All proposals shall be submitted to or originate from the Public Services Department. Upon direction from the City Council to proceed with processing a proposal, the Public Services Department shall present the proposal in writing to the Development Services Department, Engineering and Transportation Services Divisions, Police Department and Fire Prevention Division who shall determine whether the proposal is:

- a. consistent with the Master Plan;
- b. generally consistent but has minor amendments; or
- c. inconsistent with the Master Plan.

These Departments shall recommend refinements to the project, if necessary, to meet code requirements, mitigation measures or other requirements. All recommendations shall be returned to Public Services within 7 days.

2. Projects Consistent with the Master Plan

Projects consistent with the Master Plan might include but not be limited to: restoration plans for the habitat areas, construction of trails, installation of utilities, construction of the bridge over Placentia Avenue, installation of the botanical garden, construction of picnic and restroom facilities, etc.

- a. Projects shall be submitted to various City departments as described in Section 13.11.
- b. All projects shall be forwarded to the Parks and Recreation Commission for comments regarding consistency with the Master Plan and refining the scope of work. Review of each project shall be limited to one Commission meeting. The Public Services Department shall consider the Commission's comments and make refinements to the project, if deemed necessary.

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- c. The Fairview Park Citizens' Advisory Committee shall be restructured as an ad hoc committee. The City Council may call upon the committee's expertise when reviewing plans, specifications, ideas, and changes to Fairview Park, on an as needed basis.
- d. Consultant contracts and budget requests shall be approved in accordance with purchasing policy. Project plans do not require Council approval.
- e. The Public Services Department is responsible for monitoring compliance with all mitigation measures approved as part of the Master Plan. The mitigation monitoring reports shall be kept up to date at least annually and made available for public review.
- f. If conflicts arise between staff and the Parks and Recreation Commission, the issue shall be clarified by City Council.

3. Projects with Minor Amendments to the Master Plan

- a. Projects shall be submitted to various City departments as described in section C.1.
- b. Minor changes in a master plan are defined in CMMC section 13-28(f). Projects which may involve minor amendments shall be forwarded to the Planning Division for initial review for compliance with provisions of section 13-28(f). Plans and the findings of the various City departments shall be forwarded to the Parks and Recreation Commission for comments regarding whether the changes requested are actually minor as defined by Code and for refining the scope of work, if necessary. Review of each project shall be limited to one Commission meeting. The Public Services Department shall consider the Commission's comments and make refinements to the project, if necessary.
- c. Requirements described in sections 2(c), (d), and (e) above also apply.

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4. Projects Inconsistent with the Master Plan

- a. Projects shall be submitted to various City departments as described in Section 13.1.
- b. Substantial amendments to a master plan are described in CMMC Section 13-28(f) and normally require only Planning Commission review and approval. However, amendments to the Fairview Park Master Plan shall first be forwarded to the Parks and Recreation Commission (one meeting) for review and recommendation. The Planning Commission shall consider these recommendations and forward its recommendations to City Council for final action.
- c. Requirements described in sections 2(c), (d), and (e) above also apply.

5. Request for Changes to the Fairview Park Master Plan

Staff and members of the public may, from time to time, request changes, additions, or deletions to the Fairview Park Master Plan. These requests must be submitted to the City's Parks Project Manager or Fairview Park Plan Administrator in writing, along with supporting evidence to substantiate the request(s). A map showing the proposed change should accompany the request(s). The item shall then be agendaized for the next available Parks and Recreation Commission meeting for review prior to staff initiating the formal review process. The Parks and Recreation Commission shall review the request for amendment to the Fairview Park Master Plan, along with staff's recommendation, and direct staff to either proceed with processing the request in accordance with section 4 (above) or to deny the request(s) and return all material to the applicant.

Requests for a particular change, addition, or deletion will be addressed no more than once in a twelve (12) month period.

D. Annual Report

In December of each year, the Public Services Department shall send an annual report to the Parks and Recreation Commission describing the progress that has been made on implementation of the Fairview Park Master Plan. The report shall also describe efforts to be undertaken for the next year.



MASTER PLAN

FAIRVIEW PARK CITY OF COSTA MESA

Approved by City Council March 1999
Revised February 2001
Revised again November 2002



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